

**Public Hearing Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: March 11, 2004 at 7:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

Agenda for the City Planning Board Public **Hearing** to be held at **7:00 p.m.** on  
**Thursday, March 11, 2004** with a **Limited Business Meeting** to follow in the  
Aldermanic Chambers, third floor, City Hall, One City Hall Plaza

**I. PUBLIC HEARINGS:**

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing. A motion would be in order to accept the applications.

Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):

**A. FEBRUARY HEARINGS CONTINUED:**

1. S-04-2004 Property located on South Beech Street and Bradley Street, an application to subdivide property to create a 6.3 acre tract (existing cemetery) and a 12.6 acre tract – Roman Catholic Bishop of Manchester  
**Public Hearing: 02/12/2004**  
**Public Hearing Continued: 03/11/2004** **[Request for Postponement to April 8, 2004]**  
**Deadline for Action: 04/08/2004**
2. S-06-2004 Property located on South Commercial Street, an application to subdivide property to create four (4) parcels for development, parcel for public street right-of-way and public access easements – TF Moran, Inc. for Manchester Downtown Visions, LLC  
**Public Hearing: 02/12/2004**  
**Public Hearing Continued: 03/11/2004**  
**Deadline for Action: 04/08/2004**
3. PD-01-2004 Property located on South Commercial Street, an application to create a planned  
SP-01-2004 development, and for site plan approval for the construction of 132 garden  
apartment units and 45 townhouse dwellings– TF Moran, Inc. for Chinburg  
Builders, Inc.

**Public Hearing:** 02/12/2004  
**Subsequent Revision:** 03/11/2004  
**Public Hearing Continued:** 03/11/2004  
**Deadline for Action:** 05/13/2004

4. CU-02-2004 Property located on South Commercial Street, an application for a conditional use permit to allow construction of two (2) multi-family buildings with dwelling units on the first floor, and containing approximately 132 dwelling units – TF Moran, Inc. for Chinburg Builders, Inc.  
**Public Hearing:** 02/12/2004  
**Public Hearing Continued:** 03/11/2004  
**Deadline for Action:** 04/08/2004
5. PD-08-2003 Property located at 17 Riverfront Drive, an application to create a planned development by the construction of two (2) buildings containing a total of ten (10) townhouse dwellings – Richard E. Fradette for NHHM, LLC  
**Public Hearing:** 02/12/2004  
**Public Hearing Continued:** 03/11/2004  
**Deadline for Action:** 04/08/2004
6. CU-30-2003 Property located at 17 Riverfront Drive, an application for a conditional use permit to allow construction within the regulated floodway of the Merrimack River, pursuant with Section 7.03 (D-2) of the zoning ordinance – Spectrum Investment Group  
**Public Hearing:** 02/12/2004  
**Public Hearing Continued:** 03/11/2004  
**Deadline for Action:** 04/08/2004

**B. CURRENT APPLICATIONS:**

7. S-07-2004 Property located at 3011 Brown Avenue, an application to adjust a lot line and consolidate a parcel with street right-of-way – Little Frogs & Polliwogs  
**Public Hearing:** 03/11/2004  
**Deadline for Action:** 05/13/2004
8. S-08-2004 Property located at 84 Watts Street, an application to subdivide property to create one (1) single family building lot – Mildred Grzywacz Trust  
**Public Hearing:** 03/11/2004  
**Deadline for Action:** 05/13/2004
9. SP-02-2004 Property located at 25 Chandler Street, an application for site plan approval for the expansion of a parking lot for the VNA – CLD Consulting Engineers, Inc. for Visiting Nurses Association  
**Public Hearing:** 03/11/2004  
**Deadline for Action:** 05/13/2004
10. CU-03-2004 Property located at 25 Chandler Street, an application for a conditional use permit

to allow a commercial parking lot within the R-3 zone district – CLD Consulting Engineers, Inc. for Visiting Nurses Association

**Public Hearing: 03/11/2004**

**Deadline for Action: 05/13/2004**

11. PD-02-2004 Property located at 840 Bodwell Road, an application to create a planned development by the construction of thirty-one (31) single family dwellings – Whirlwind Capital, LLC  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**
12. PD-03-2004 Property located on Old Wellington Road, an application to create a planned  
SP-03-2004 development by the construction of three (3) multifamily buildings, and for site plan approval for the construction of a total of 90 dwelling units with on-site parking – The Anagnost Companies  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**
13. PD-04-2004 Property located at 1085 & 1095 Bodwell Road, an application to create a  
SP-04-2004 planned development by the construction of six (6) townhouse structures, and for site plan approval for the construction of 24 dwelling units (2 existing on-site) – William Socha Development, LLC  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**
14. PD-05-2004 Property located at 1055 Bridge Street, an application to create a planned development by the construction of five (5) single family dwellings (1 existing on-site) – Frank and Janice Hobbs  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**
15. CU-01-2004 Property located at 1883 Elm Street, an application for a conditional use permit to occupy a portion of auto repair/gas station as a convenience store – M. Zahid Alam  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**
16. CU-04-2004 Property located at 235 Myrtle Street, an application for a conditional use permit for a reduction from the required number of parking spaces from 62 to 44 – New Hampshire Catholic Charities Mount Carmel Healthcare Center  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**
17. CU-05-2004 Property located at 334 Union Street, an application for a conditional use permit to occupy a portion of the building as a grocery store – Fabio Rodriguez  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**

**II. LIMITED BUSINESS MEETING (Regulatory Matters):****[Current Matters]**

18. S-07-2004 Property located at 3011 Brown Avenue, an application to adjust a lot line and consolidate a parcel with street right-of-way – Little Frogs & Polliwogs  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004 [Recommendation Enclosed]**
19. S-08-2004 Property located at 84 Watts Street, an application to subdivide property to create one (1) single family building lot – Mildred Grzywacz Trust  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004 [Recommendation Enclosed]**
20. SP-02-2004 Property located 25 Chandler Street, an application for site plan approval for the expansion of a parking lot for the VNA – CLD Consulting Engineers, Inc. for Visiting Nurses Association  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004 [Recommendation Enclosed]**
21. CU-01-2004 Property located at 1883 Elm Street, an application for a conditional use permit to occupy a portion of auto repair/gas station as a convenience store – M. Zahid Alam  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**
22. CU-03-2004 Property located at 25 Chandler Street, an application for a conditional use permit to allow a commercial parking lot within the R-3 zone district – CLD Consulting Engineers, Inc. for Visiting Nurses Association  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**
23. CU-04-2004 Property located at 235 Myrtle Street, an application for a conditional use permit for a reduction from the required number of parking spaces from 62 to 44 – New Hampshire Catholic Charities Mount Carmel Healthcare Center  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**
24. CU-05-2004 Property located at 334 Union Street, an application for a conditional use permit to occupy a portion of the building as a grocery store – Fabio Rodriguez  
**Public Hearing: 03/11/2004**  
**Deadline for Action: 05/13/2004**

**III. Other Business Items:****IV. Such Other Items as Board Members may wish to introduce.**